

# Pacific Beach

## Public Facilities Financing Plan

CITY OF SAN DIEGO PLANNING DEPARTMENT

---

March 1994

(R-94-1365)

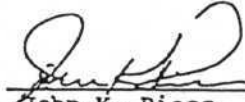
RESOLUTION NUMBER R-283641

ADOPTED ON MAR 29 1994

RESOLUTION OF THE COUNCIL OF THE CITY OF SAN  
DIEGO APPROVING THE PACIFIC BEACH PUBLIC  
FACILITIES FINANCING PLAN.

BE IT RESOLVED, by the Council of The City of San Diego,  
that the City Council hereby approves that document entitled  
"Pacific Beach Public Facilities Financing Plan, February, 1994,"  
a copy of which is on file in the office of the City Clerk as  
Document No. RR-283641.

APPROVED: JOHN W. WITT, City Attorney

By   
John K. Riess  
Deputy City Attorney

(R-94-1366)

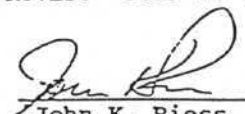
RESOLUTION NUMBER R-283642

ADOPTED ON MAR 29 1994

BE IT RESOLVED, by the Council of The City of San Diego,  
that existing development impact fees for the Pacific Beach  
Community are hereby rescinded.

BE IT FURTHER RESOLVED, that new development impact fees for  
all properties within the Pacific Beach Community area as  
described in the Pacific Beach Public Facilities Financing Plan  
of February 1994, a copy of which is on file in the office of the  
City Clerk as Document No. RR-283641, are hereby established.

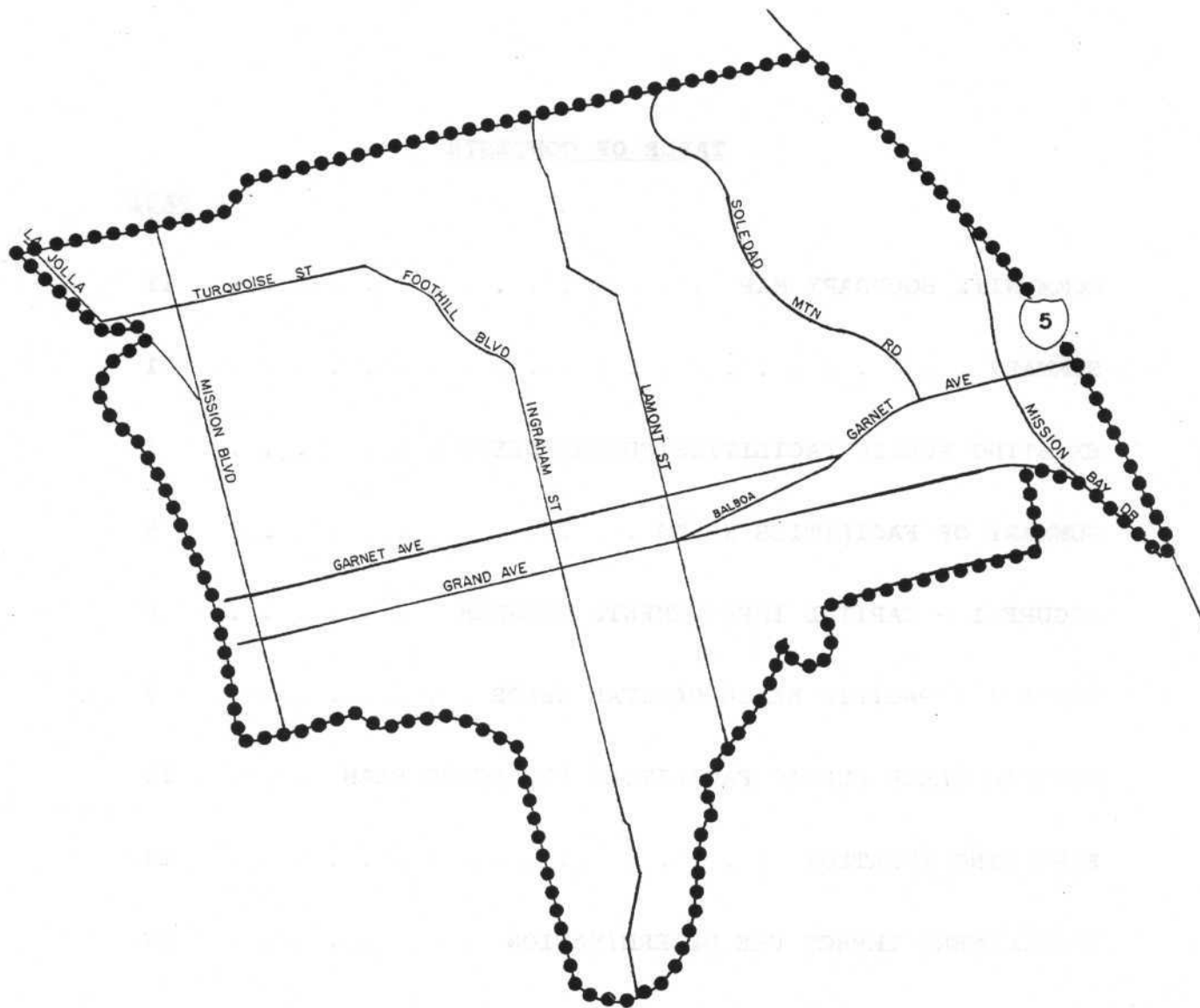
APPROVED: JOHN W. WITT, City Attorney

By   
John K. Riess  
Deputy City Attorney

## TABLE OF CONTENTS

	<u>PAGE</u>
COMMUNITY BOUNDARY MAP . . . . .	ii
SUMMARY . . . . .	1
EXISTING PUBLIC FACILITIES/FUTURE NEEDS . . . . .	3
SUMMARY OF FACILITIES NEEDS . . . . .	5
FIGURE 1 - CAPITAL IMPROVEMENTS PROGRAM . . . . .	6
TABLE 1 - PACIFIC BEACH CAPITAL NEEDS . . . . .	7
PACIFIC BEACH PUBLIC FACILITIES FINANCING PLAN . . .	12
FINANCING STRATEGY . . . . .	14
DEVELOPMENT IMPACT FEE DETERMINATION . . . . .	17
FEE SCHEDULE . . . . .	22
APPENDIX A - CAPITAL NEEDS DETAILS . . . . .	23
APPENDIX B - COMMUNITY GROUP PRIORITIES . . . . .	63

This information will be made available in alternative formats upon request. To request a financing plan in an alternative format, call the Facilities Financing Section at (619) 533-3850.



# PACIFIC BEACH



..... COMMUNITY BOUNDARY

## SUMMARY

This document is the first Public Facilities Financing Plan for the Pacific Beach Community Plan area and sets forth the major public facilities needs in the areas of transportation (streets, storm drains, traffic signals, etc.), libraries, park and recreation and fire stations. Other public needs such as police facilities, public works yards, landfills, Central Library, etc., concern a broader area than a single community or even multiple communities. Accordingly, they are being analyzed and financing strategies will be developed separately.

The facilities included in this financing plan will be needed over the next approximately twenty years when the ultimate buildout of the community is expected. The draft Pacific Beach Community Plan (dated February, 1994) is expected to be adopted in conjunction with this financing plan. This draft Community Plan, a guide for future development within the community, served to determine the public facility needs reflected in this document. The City Council has previously adopted impact fees to help mitigate the cost of the public facilities necessitated by development in the community. Impact fees for residential development were adopted on August 4, 1987 by Resolution No. 269019, and impact fees for commercial/industrial development were adopted on September 14, 1987 by Resolution No. 269274. These documents provide the basis for a revision of impact fees for the Pacific Beach Community.

## Development Forecast and Analysis

The Pacific Beach Community Plan is a comprehensive policy guide for the physical development of the community. The Pacific Beach community is bounded on the north by the community of La Jolla, on the east by Interstate 5 and the Clairemont Mesa community, on the south by Mission Bay Park and the Mission Beach community, and on the west by the Pacific Ocean.

An analysis of present and projected development using the community plan as a guide indicates that, over the next approximate twenty year period, 995 residential dwelling units will be constructed and an estimated additional 405,000 square feet of commercial/industrial development will take place. Accordingly, it is estimated that combined residential and commercial/industrial development will result in an increase from approximately 335,300 existing trip ends to approximately 356,900 trip ends at community build-out.

## Priority of Facilities as Indicated by the Community

The Pacific Beach Community Planning Committee has provided a priority list by category of proposed facilities indicated in the community plan. This priority list is included in Appendix B of this plan. Only those facilities included in the community plan are listed.

## **EXISTING PUBLIC FACILITIES AND FUTURE NEEDS**

### **Transportation**

Pacific Beach is served by a transportation network which consists of automobile and public transportation systems, a bicycle system, and a pedestrian circulation system. Provision of adequate transportation facilities has been a continuing process of providing those facilities necessary to support the community. Additional transportation improvements will be necessary to meet both existing needs and the needs of future development.

Transportation improvements in Pacific Beach are dictated by traffic volume. Improvements will be funded through a combination of Development Impact Fees (DIF) and other funding sources yet to be determined. Additional details on Transportation Improvements are provided in Table 1 and Appendix A.

### **Fire Protection**

Fire protection for Pacific Beach is provided by Station #21 located at Mission Boulevard and Grand Avenue. This station is proposed for renovation in order to maintain adequate coverage. A new station (Station #48) is proposed for construction to serve the communities of Pacific Beach, Mission Beach, La Jolla, and Clairemont Mesa. As both fire stations will provide service to more than one community, only the proportionate share for Pacific Beach is included in this financing plan.

### Library

There is one branch public library located in the Pacific Beach community. The existing library is too small to provide adequate library services for the buildout population. As the community reaches capacity it is anticipated that the Pacific Beach Branch will be replaced by a 12,500 square foot facility.

### Park and Recreation

Eight recreational facilities are located in the Pacific Beach area. Park and Recreation needs are based on General Plan Standards, and are consistent with the community plan. These needs consist of construction of a multi-generational facility (which can provide a variety of uses for children through senior citizens), a swimming pool, acquiring turf for three school parks (with sportsfield lighting at two), expansion of existing facilities, and addition of new facilities. The projects are further described in Table 1 and in Appendix A.



### SUMMARY OF FACILITIES NEEDS

The following figure and tables summarize facilities needs of the Pacific Beach Community. Figure 1 illustrates general locations for the projects described. Table 1 reflects both long range needs and those reflected in the current Council adopted Capital Improvements Program (CIP). These projects are more fully described in Appendix A.

The near term needs reflected in Table 1 are subject to annual revision in conjunction with Council adoption of the Annual Budget. Depending on priorities and availability of resources, substantial changes from year to year are possible.

In addition to the projects outlined in Table 1 and Appendix A certain improvements are programmed on a City-wide basis which may include projects in Pacific Beach. These include the La Jolla-Pacific Beach Trunk Sewer Relief (CIP 46-164.0) funded with sewer revenues, and Undergrounding of City Utilities (CIP 37-028.0) funded in large part by local utility companies.